

Public Improvement Variance for Jefferson Street Development

DATE: December 6, 2017

FROM: Jay Camp

On 10/24, Planning Board reviewed the request for a modification to the standard 50' street cross section for Jefferson Street. The developer proposes to build a 20' wide street with no curb and gutter. Planning Board recommended that Public Works evaluate whether or not curb and gutter should be installed at this time and recommended that the developer build the sidewalk on the opposite side of the street in front of Outen Pottery.

The developer previously offered a fee in lieu for the sidewalk but Planning Board feels strongly that some sidewalk is needed immediately. The Outen Pottery side of Jefferson Street is the best place to install sidewalk up to Main Street. Public Works has indicated that curb and gutter is not beneficial at this time and does not recommend installation.

Proposed Solution

Staff recommends granting the Public Improvement Variance and requiring the developer to construct the sidewalk on the opposite side of the street. In addition, it makes sense for the Town to complete the sidewalk up to the intersection at Alexander Street, a distance of about 150 feet at a cost of about \$5,000.

If the variance is approved, staff can bring a cost estimate for the Town portion of the sidewalk back to the Board in January and negotiate a reimbursement agreement to have the developer build the entire +/-520' of sidewalk. The developer will also need to request that a portion of the Outen Pottery site be dedicated as street right-of-way for the purpose of allowing the hammerhead turnaround at the end of the street.

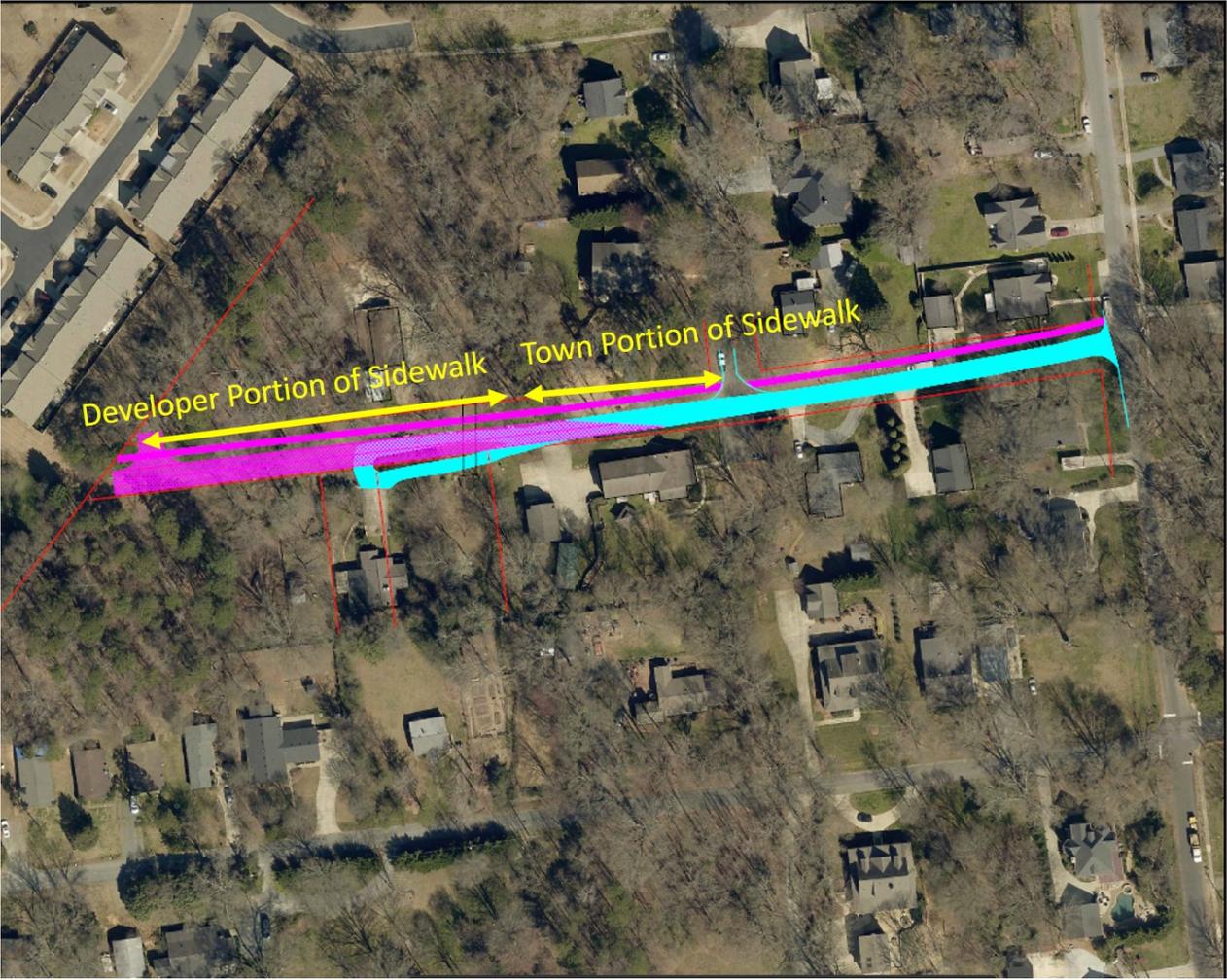
Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Approve Jefferson Street Public Improvement Variance to allow construction of a 20' wide street with sidewalk constructed on the north side of the street and direct staff to provide a cost estimate for completion of the sidewalk to Alexander Street.



JEFFERSON ST STAFF RECOMMENDATION TOWN OF MATTHEWS PUBLIC WORKS DEPARTMENT		DATE: 10/23/17 SCALE: NTS	CHECKED BY: NA DRAWN BY: CJO DESIGNED BY: CJO	REVISION DATE DESCRIPTION BY

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